

Townhouse Design Standards

Planning Commission Study Session #1



PRESENTATION AGENDA

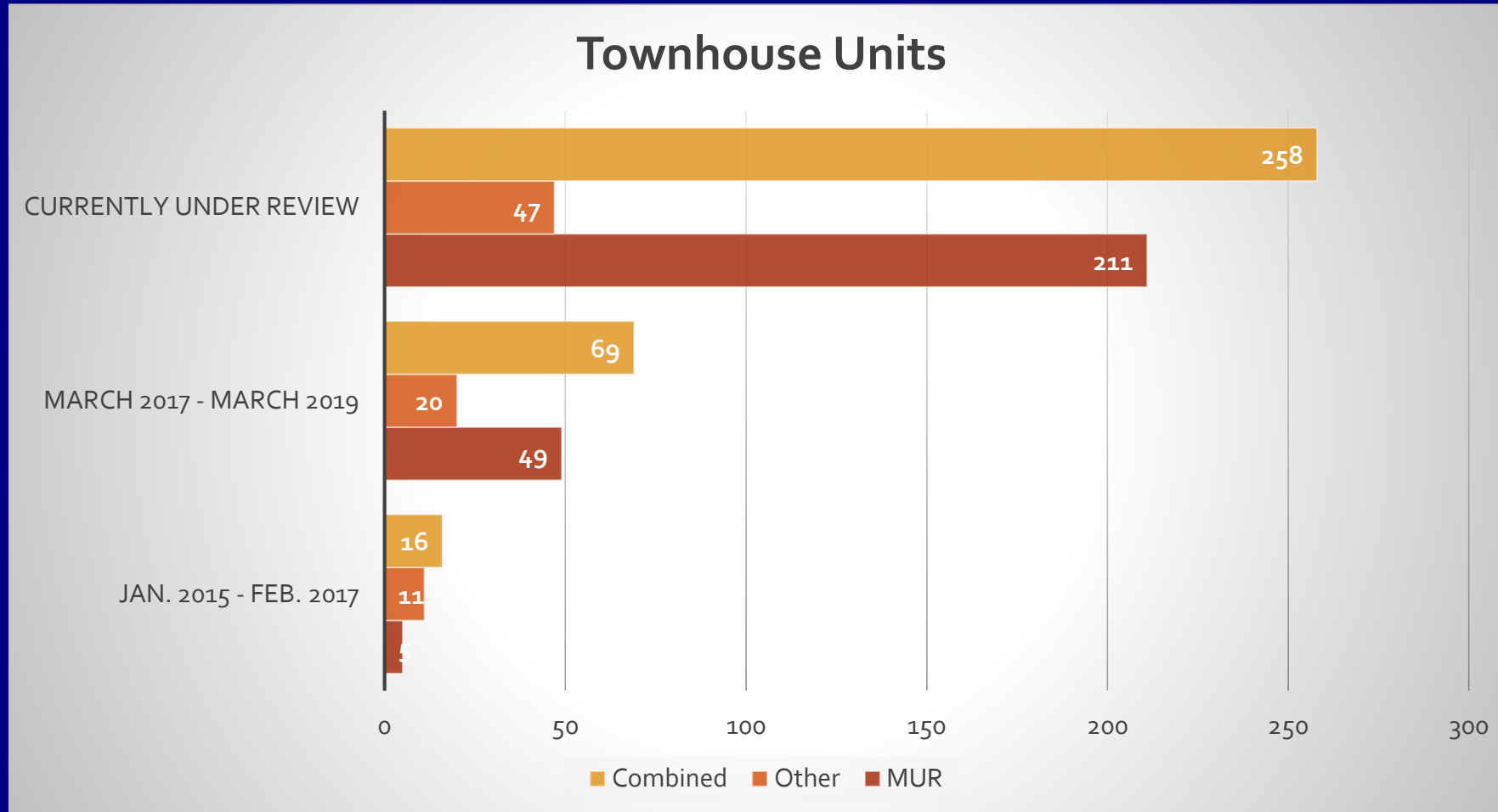
- Background
- Project goal
- Project development
- Draft design standards
- Questions
- Policy direction
- Next steps



LIGHT RAIL SUB-AREA PLANS



TOWNHOUSE PERMITTING TRENDS



WHAT IS THE GOAL?

- Townhouse developments with a higher quality design



PROJECT DEVELOPMENT

Research

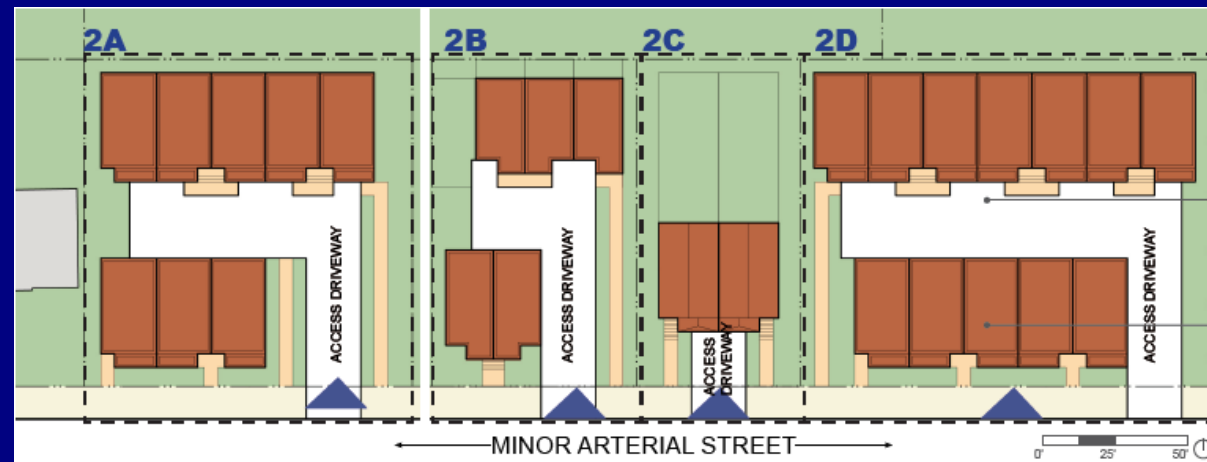
Meetings

Survey

Workshop

DESIGN STANDARDS DRAFT CODE

- Main design considerations in the code update:
 - Requires
 - Landscaping and outdoor space
 - Covered entries
 - Prohibits
 - “Sideways” building orientation
 - Blank walls
 - Diminishes dominance of garages facing the street
 - Increases requirements for breaking up the massing of a building





DESIGN STANDARDS DRAFT CODE

ELEMENT	CURRENT CODE	SURVEY RESULTS – RANKED #1	DRAFT CODE
Vehicle access onto a site	<ul style="list-style-type: none">• Provide access to parking from alley where possible	Vehicle access behind building with garage parking 	<ul style="list-style-type: none">• Vehicle access must meet the Engineering Development Manual• Lots with dead-end access, more than 150 ft long, must provide turn-around• If adjoining lots are developed at same time under same ownership, access points must be consolidated

DESIGN STANDARDS DRAFT CODE

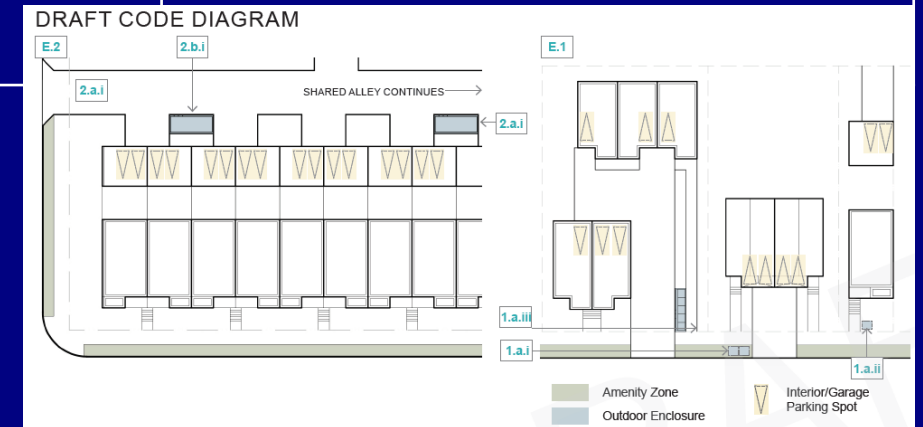
ELEMENT	CURRENT CODE	SURVEY RESULTS – RANKED #1	DRAFT CODE
Pedestrian access onto a site	<ul style="list-style-type: none"> • Provide pedestrian access from building entry to public sidewalk • Access drives lined on both sides with five ft walks and/or landscaping 	<p>Pedestrian access from public sidewalk</p> 	<ul style="list-style-type: none"> • Provide raised or separated walkway at least four ft wide; or • Provide a shared-space that meets certain criteria: <ul style="list-style-type: none"> • Traffic calming elements on both sides of shared-space, no more than 25 ft apart • Elements include trees, raised planters, bollards • Entire shared-space constructed with decorative concrete, bricks, etc

DESIGN STANDARDS DRAFT CODE

ELEMENT	CURRENT CODE	SURVEY RESULTS – RANKED #1	DRAFT CODE
Building orientation	To the “maximum extent feasible,” primary facades and building entries shall face the street	Front of building oriented to street 	40% of units located with 25 ft of front property line, those units must have entry oriented to street 

DESIGN STANDARDS DRAFT CODE

ELEMENT	CURRENT CODE	SURVEY RESULTS – RANKED #1	DRAFT CODE
Location of trash storage and collection	<ul style="list-style-type: none"> Storage options: <ul style="list-style-type: none"> Inside garage Outside garage Outdoor enclosure Enclosures prohibited between building and street 	<p>Trash containers are stored in the garage of each unit and collected from the alley</p> 	<ul style="list-style-type: none"> Storage options: <ul style="list-style-type: none"> Inside garage Indoor trash room Outdoor enclosure Collection options: <ul style="list-style-type: none"> Amenity zone Front setback Along access drive



DESIGN STANDARDS DRAFT CODE

ELEMENT	CURRENT CODE	SURVEY RESULTS – RANKED #1	DRAFT CODE
Outdoor space	No requirement	Rear patio with yard 	<ul style="list-style-type: none"> • Private space, 150 sf per unit (balcony, deck, porch, patio, yard); or • Common space, 800 sf or 50 sf per unit (rooftop deck, garden, courtyard)
Landscaping	No requirement	Front yard landscaping with screening 	<ul style="list-style-type: none"> • Interior landscaping: Width equal to required rear and side yard setbacks • Front yard landscaping: Width half of required front setback, landscaping to be provided close to building (foundation landscaping)



DESIGN STANDARDS DRAFT CODE

ELEMENT	CURRENT CODE	SURVEY RESULTS – RANKED #1	DRAFT CODE
Building modulation	<ul style="list-style-type: none"> Buildings longer than 50 ft, break up facade facing street or single-family zone every 30 ft by providing building elements, such as embellished entrances, courtyards, bays, balconies and other architectural elements Buildings with rooflines exceeding 60 ft must have roofline variation through use of offset in ridge, variation in roof pitch, gables or dormers 	Building offsets 	<ul style="list-style-type: none"> Each unit shall have a covered entry minimum of 30 sf, no dimension less than 5 ft Each unit shall have at least three (3) variation techniques: <ul style="list-style-type: none"> Setback min of 4 ft between units Diminishing upper floor, step back min of 2 ft and min width of 8 ft Change in roofline every 40 ft Balconies with min depth of 6 ft Garage doors located to side or rear Dormers min 3 ft wide Living green wall min 100 sf Min 40% fenestration/landscaping Blank facades are prohibited <ul style="list-style-type: none"> Front façade min 30% fenestration/landscaping All others min 15%
Façade articulation		Roofline variation 1 	

DESIGN STANDARDS DRAFT CODE

ELEMENT	CURRENT CODE	SURVEY RESULTS – RANKED #1	DRAFT CODE
Façade articulation	<ul style="list-style-type: none">• Building exteriors constructed from quality and durable materials• Insubstantial materials are not permitted	<p>Color variation and material change</p> 	<ul style="list-style-type: none">• If multiple materials are used, heavier materials shall be located below lighter materials• Architectural elements like trim must be of a contrasting color to the dominant material color• Insubstantial materials are not permitted

QUESTIONS



POLICY DIRECTION

- Write the code to achieve higher quality design but would greatly limit redevelopment of a single mid-block lot?
- Or write the code to continue to allow redevelopment of a single mid-block lot in the way developers are accustomed to, but will not achieve higher quality design?











SCENARIO 2: Mid-Block Configuration

	Vehicular Access	Pedestrian Access	Building Orientation	Density	Unit Width
SCENARIO 2A	Units have a shared driveway from the street with interior garages	Units have shared or individual pedestrian path access to the public sidewalk	Buildings face the most significant street	24.2 units/acre	20'
SCENARIO 2B	Units have a shared driveway from the street with interior garages	Units have shared or individual pedestrian path access to the public sidewalk	Buildings face the most significant street	23.8 units/acre	17.5' (facing minor arterial street) 18' (back units)
SCENARIO 2C	Units have a shared driveway from the street with interior garages	Units have individual pedestrian path access to the public sidewalk	Buildings face the most significant street	12.5 units/acre	22'
SCENARIO 2D	Units have a shared driveway from the street with interior garages	Units have shared or individual pedestrian path access to the public sidewalk	Buildings face the most significant street	29.3 units/acre	20'

NEXT STEPS

2019

	Spring	Summer	Fall	Winter
Research & Writing				
Public Engagement Opportunities				
Planning Commission				
City Council				

September 5

Planning Commission meeting:
Discuss Amendments (part 2)

October 3

Planning Commission Public
Hearing

November/
December

City Council Study Session and
Adoption of Development Code
Amendments

